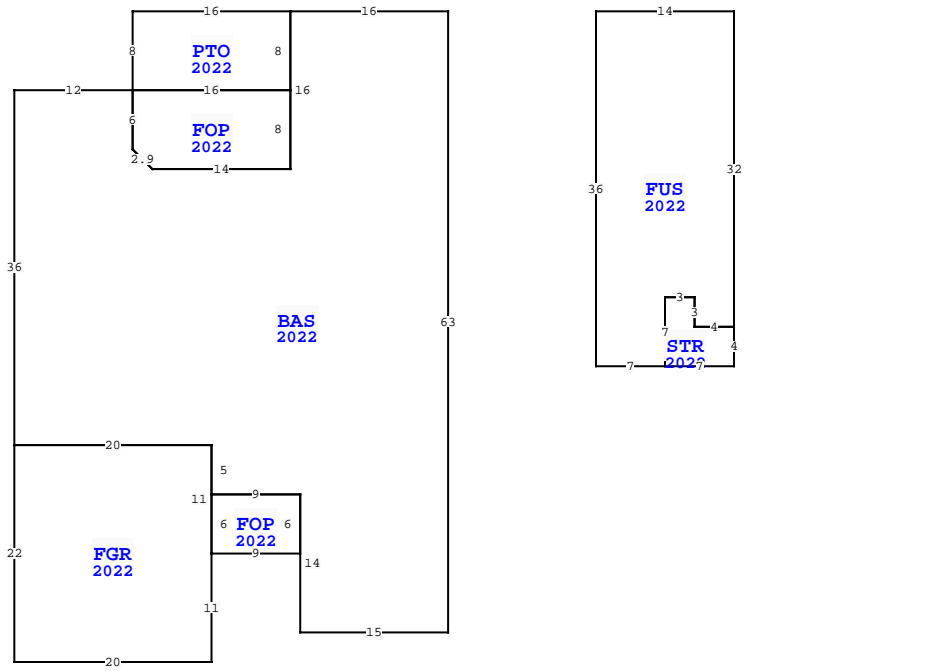




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4067.200	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,916	100	2022
FGR	440	55	2022
FOP	54	30	2022
FOP	126	30	2022
FUS	467	100	2022
PTO	128	5	2022
STR	37	10	2022
TOTALS	3,168		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,689	118.7424	118.74	319,292	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024 Heated Area: 2383 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,696
TOTAL MARKET OB/XF VALUE			11,136
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			413,832
SOH/AGL Deduction			12,882
ASSESSED VALUE			400,950
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			350,228
TOTAL JUST VALUE			413,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000553	NEW CONSTR	389,164	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2769/1041	2/21/2025	WD Q	Q	I	02	515,000
GRANTOR: BOMBARDIER JASON S &						
GRANTEE: REICHARD WALTER DAV						
2585/0781	8/11/2022	WD Q	Q	I	01	442,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOMBARDIER JASON SC						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	2022	2022	3	99	3,413	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2022	2022	3	99	405	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2022	2022	3	98	4,516	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
5	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2022	2022	3	95	2,508	
TOTALS															11,136		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							